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LANSING

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House Bill 4473 (As Introduced)

Topic: Housing Inspections
Sponsor: Representative Ward
Co-sponsors: None
Committee: House Local Government and Urban Policy

Date Introduced: March 8, 2005

Date of Summary: March 14, 2005

The bill amends the Housing Law of Michigan by requiring housing inspections to be conducted by an enforcing agency at least once every five years. Inspections may not be conducted more frequently than once every three years, unless the inspections are conducted in response to a complaint or the premises are found to have a high incidence of recurrence or uncorrected violations. Inspections conducted in response to a complaint must be conducted within 4 weeks of submittal in writing to the enforcement agency. Re-inspections must be conducted within 30 days. A rooming house with 25 or more violations found during an inspection and a multiple dwelling with 12 or more violations found in at least 25% of the units inspected are subject to additional inspections occurring more frequently than once every three years.

A detailed description of inspection fees must be provided to the owner of a rooming house or multiple dwelling in writing before the owner is liable for payment.

The bill defines “actual, reasonable cost” as a cost determined by one of two methods.

- For an inspection performed by an employee of a local enforcing agency, the hourly rate multiplied by the actual inspection time. The hourly rate is determined by dividing the employee’s annual salary by the number of hours worked in a calendar year.
- For an inspection performed by an independent contractor, the actual, reasonable cost may be no greater than the fee charged by the independent contractor to the local enforcing agency.

“Violation” is defined by the bill as a violation of the Housing Law or a property maintenance code adopted by the local enforcing agency. Multiple violations of one provision of the act or multiple violations of 1 provision of a property maintenance code identified during an inspection of a rooming house or an individual dwelling within a multiple dwelling are considered 1 violation.

Multiple dwelling and rooming houses subject to inspection by the United States Department of Housing and Urban Development or by the State Housing Development Authority are not to be inspected by an enforcing agency unless the inspection is based upon a complaint.